

WARRANTY DEED

012125

NO TRANSFER
TAX PAID

We, **Joseph J. Hibel** and **Martha H. Hibel**, both of Waterville, County of Kennebec,
and State of Maine, for consideration paid, grant to the said **Joseph J. Hibel**, solely, with
Warranty Covenants, a certain lot or parcel of land, with any buildings thereon, situated in
Waterville, County of **Kennebec**, and State of **Maine**, bounded and described as follows:

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A certain lot or parcel of land, with the buildings thereon, now known as No. 11 Bartlett Street, and located on the east side thereof in said Waterville and described as follows: Beginning in the easterly line of Bartlett Street at a granite monument set in the ground two hundred ninety-five and one-tenth (295.1) feet southerly from the southerly line of Gilman Street, measuring in said easterly line of Bartlett Street; thence easterly at right angle with the said easterly line of Bartlett Street, ninety-seven and five-tenths (97.5) feet; thence southerly and parallel with said easterly line of Bartlett Street fifty (50) feet; thence westerly at right angle with the last described course ninety-seven and five-tenths (97.5) feet to a granite monument in the easterly line of Bartlett Street; thence northerly in said easterly line of Bartlett Street fifty (50) feet to the point of beginning. Being part of the lot numbered twenty-eight (28) on a plan of the Gilman Field, so called, made for the Waterville Land Company by John H. Burleigh, C.E., June 12, 1905, and on file in the Kennebec County Registry of Deeds.

Meaning and intending hereby to convey a part of the premises conveyed to Russell D. Jose by John J. Murphy and Dolores Dignam Morgan by deed dated August 30, 1944, recorded in Kennebec Registry of Deeds, Book 813, Page 196. And being the same premises conveyed by Russell D. Jose to Charles E. Towne and Loretta D. Towne by Warranty Deed dated March 27, 1945, recorded in the Kennebec Registry of Deed, Book 807, Page 562.

And being the land conveyed by Charles E. Towne and Loretta D. Towne to John G. Towne and Lillian M. Towne, husband and wife, as joint tenants by deed of warranty dated September 27, 1948, recorded in Kennebec Registry of Deeds in Book 863, Page 141. Thereafter John G. and Lillian M. Towne built a house on the lot known as No. 11 Bartlett Street in said city. The land and house on the east side of said Bartlett Street immediately to the north was owned by Charles E. Towne.

To the end that the abutting owners could enjoy the joint use of a wider driveway between the two houses, they gave cross deeds enlarging the driveways described as follows:

(a) By deed of warranty dated December 11, 1961, recorded in said registry in Book 1248, Page 281. Charles E. Towne, with joinder of Loretta D. Towne, conveyed to Lillian M. Towne an interest reading as follows: "An easement for a passway by foot or by vehicle on and over land of the grantor, Charles E. Towne, known as No. 13 Bartlett Street in said Waterville, Maine as follows: Beginning at an iron pin in the easterly line of Bartlett Street in said city,

which iron pin marks the southwesterly corner of land of Charles E. Towne, the grantor, and the northwesterly corner of the land of Lillian M. Towne, the grantee; thence northerly along the easterly line of Bartlett Street a distance of sixteen feet, thence easterly parallel to and sixteen feet northerly of the grantor's southerly line a distance of eighty feet more or less to the front of the grantor's garage; thence southerly a distance of sixteen feet to the grantor's southerly line; thence westerly along the grantor's southerly line a distance of eighty feet more or less to the point of beginning.

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(b) By a Guardian's Deed dated December 11, 1961, recorded in said Registry in Book 1248, Page 227, James L. Boyle, Guardian of said Lillian M. Towne, under license of the Probate Court for Kennebec County, Maine dated December 11, 1961, conveyed to said Charles E. Towne an interest reading as follows: "An easement for a passway by foot or by vehicle on and over the land of Lillian M. Towne, known as No. 11 Bartlett Street, Waterville, Maine as follows: Beginning at an iron pin in the easterly line of Bartlett Street, which pin marks the southwesterly corner of the grantee, and the northwesterly corner of land of the grantor; thence easterly along the northerly line of the grantor a distance of eighty feet more or less to a point opposite the front of the grantee's garage; thence southerly a distance of six feet; thence westerly parallel to and six feet southerly of the grantor's northerly line a distance of eighty feet more or less to the easterly line of Bartlett Street; thence northerly in the easterly line of Bartlett Street a distance of six feet to the point of beginning.

Lillian M. Towne died testate February 26, 1965 and her Last Will and Testament was admitted to probate in the probate court for Kennebec County, State of Maine on April 5, 1965 and the docket number therein is 39604. Thereunder the home place of said Lillian M. Towne known as No. 11 Bartlett Street, Waterville, Maine, was devised to Charles E. Towne and Loretta D. Towne, husband and wife, as joint tenants with right of survivorship.

This conveyance is made upon the express condition that no building other than a private dwelling house, private stable and their appurtenances (said dwelling house when fully completed, including plumbing and heating apparatus, to cost not less than twenty-five hundred dollars) shall be erected upon the above described premises, and that no part of any building, including piazza, porticoes and bay windows, but not including doorsteps, shall be erected nearer to the easterly line of Bartlett Street than fifteen (15) feet.

Being the same premises described in the deed from Charles E. Towne et al to Joseph J. Hiebel and Martha J. Hiebel dated January 12, 1966 and recorded in the Kennebec County Registry of Deeds in Book 1408, Page 79.

In Witness Whereof, the Grantors have set their hands and seals on this 28th day of MAY, 1996.

Witness:

John W. GarrisonJoseph J. HiebelSi GorkMartha H. Hiebel
Martha H. HiebelSTATE OF MAINE
ANDROSCOGGIN, SS.May 23rd, 1996

Then personally appeared the above-named **Joseph J. Hiebel** and **Martha H. Hiebel**, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

John W. Garrison
Notary Public/Attorney at Law
Print Name: JOHN W. GARRISON
My Commission Expires: 7/1/97

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RECEIVED KENNEBEC SS.

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ATTEST: Loraine Reed
REGISTER OF DEEDS